

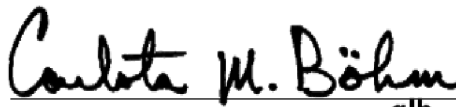
**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:	)	
	)	
Jason Stewart	)	Case No. 20-22178 CMB
Debtor	)	Chapter 13
	)	
Jason Stewart	)	
Movant	)	Related to: Document No. 133
	)	
vs.	)	<b>ENTERED BY DEFAULT</b>
	)	
AT&T Direct, Acceptance Now, All State,	)	
AmeriHome Mortgage, Chrysler Capital,	)	
Credit First NA, Cenlar Loan	)	
Administration, Chrysler Capital Corp.,	)	
Citizens Bank, Credit Collections USA,	)	
DirecTv, Dr. George Cheponis, Dr. Gerald	)	
Goltz, Duquesne Light Co., Firestone,	)	
Fortiva, Galaxy International Purchasing,	)	
Greater Pittsburgh Pediatric Center,	)	
Heritage Valley Health System, Heritage	)	
Valley Sewickley, Home Security of	)	
America, Lakeview Loan Servicing, Ladani	)	
Medical Assoc., PNC Bank, PA Dept. of	)	
Revenue, PA Turnpike, Peoples Gas Co.,	)	
Pittsburgh Parking Court, Quantum3 Group,	)	
Quest Diagnostic, RightPath Servicing,	)	
Sprint, T-Mobile, Bank of Missouri, Tri-	)	
State Orthopedics and Sports Medicine,	)	
UPMC, UPMC Health Services, UPMC	)	
Physician Services, Verizon, Continental	)	
Finance Co., WDR of Allenwood, Zales	)	
Respondents	)	

**ORDER APPROVING RETENTION OF REALTOR/BROKER**

AND NOW, to wit, this 4th day of January, 2023, upon  
consideration of the *Application to Employ Realtor to Sell Debtors' Real Property*, it is  
**ORDERED, ADJUDGED and DECREED** as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. Kendall Thomas and Coldwell Banker is hereby appointed as **Realtor** in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Movants' agent in connection with the sale of real estate located at 120 Hart Dr., Pittsburgh, PA 15235. A realtor commission in the amount of 6% of the purchase price or \$4,500.00, whichever is greater, is tentatively approved, subject to final Court order.
3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.



Carlota M. Böhm <sup>glb</sup>  
United States Bankruptcy Judge

FILED  
1/4/23 11:25 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Jason R. Stewart  
Debtor

Case No. 20-22178-CMB  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Jan 04, 2023

User: auto  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 06, 2023:

Recip ID	Recipient Name and Address
db	+ Jason R. Stewart, 120 Hart Dr, Pittsburgh, PA 15235-5424
r	+ Kendall Thomas, Coldwell Banker Realty, 3865 Reed Blvd., Murrysville, PA 15668-1875

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 06, 2023

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 4, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC bnicholas@kmlawgroup.com
Christopher A. DeNardo	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC logsecf@logs.com
Denise Carlon	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC dcarlon@kmlawgroup.com
Jerome B. Blank	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC jblank@pincuslaw.com
Kenneth Steidl	on behalf of Debtor Jason R. Stewart julie.steidl@steidl-steinberg.com ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;rlager@steidl-steinberg.com;leslie.nebel@steidl-steinberg.com;jseech@steidl-steinberg.com

District/off: 0315-2

User: auto

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Date Rcvd: Jan 04, 2023

Form ID: pdf900

Total Noticed: 2

Keri P. Ebeck

on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com

Maria Miksich

on behalf of Creditor LAKEVIEW LOAN SERVICING LLC mmiksich@kmlawgroup.com

Mario J. Hanyon

on behalf of Creditor AMERIHOM MORTGAGE COMPANY LLC wbecf@brockandscott.com,  
mario.hanyon@brockandscott.com

Natalie Lutz Cardiello

on behalf of Trustee Natalie Lutz Cardiello ncardiello@cardiello-law.com ncardiello@ecf.axosfs.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com

TOTAL: 12